Implementation Framework Process Flowchart

Step 1:
Obtain a Planning Consultation to request the Urban Village Amenities Contribution Calculation.

Step 2:
Submittal of a Rezoning application and a development permit to the City for review. Hire a environmental review consultant (to ensure involvement in entire project process). A developer may elect to propose amenities at the Rezoning application, but understand that this is subject to change based on community feedback.

Step 3:
Host a community meeting to discuss the Rezoning and the type of amenities the community would like to see with the project. This is the opportunity to receive input on the amenities proposed to be included in the project. One or more community meetings will be required for projects subject to the Implementation Framework.

Step 4:
Incorporate requested amenities into the project and project description. If a development permit was not submitted at the same time as the Rezoning, then submit the development permit to staff for review.

Step 5:
Begin environmental scoping with the Environmental Team and traffic scoping with the Traffic Team.

Step 6:
Submit revised plans with added amenities for city staff review.

Step 7:
Submit revised plans responding to staff's comments and community concerns.

Step 8:
Complete Environmental clearance and clearance from Planning, Public Works, and Housing.

Step 9:
Prepare the project for Planning Commission and City Council hearings.

Step 10:
If the project is approved, then submit for subsequent permits. Payment of the Urban Village Amenities Contribution (if amenities are not constructed as part of the project) is due upon issuance of building permits where a full assessment will be made.
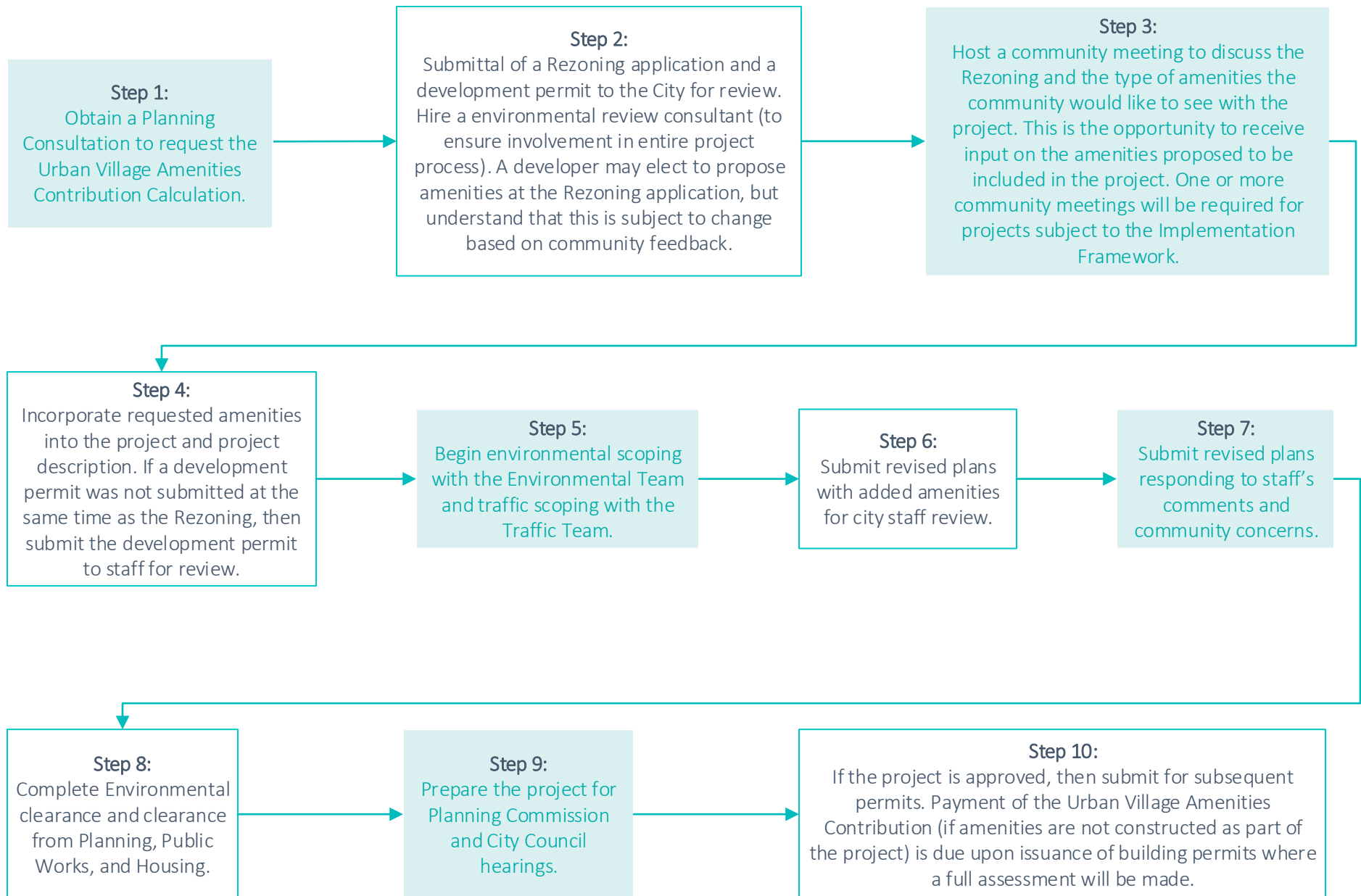
Note: Should the developer decide to monetarily contribute to the Village Amenities, an estimate of cost will be given at the initial comment letter.

Image updated May 2, 2019